



21 Woodside Avenue

Seaton Delaval, Whitley Bay NE25 0HN

- Semi Detached House
 - Fitted Kitchen
 - Family Bathroom
- Ideal First Time Purchase
- 19ft Lounge/Diner
- 2 Double Bedrooms
- Gardens to Front & Rear
- Close to Local Amenities

£149,950





Conveniently situated on Woodside Avenue, this semi-detached house presents an excellent opportunity for first-time buyers. Located in a cul-de-sac, the property is close to local amenities, making it an ideal choice for those seeking both comfort and convenience.

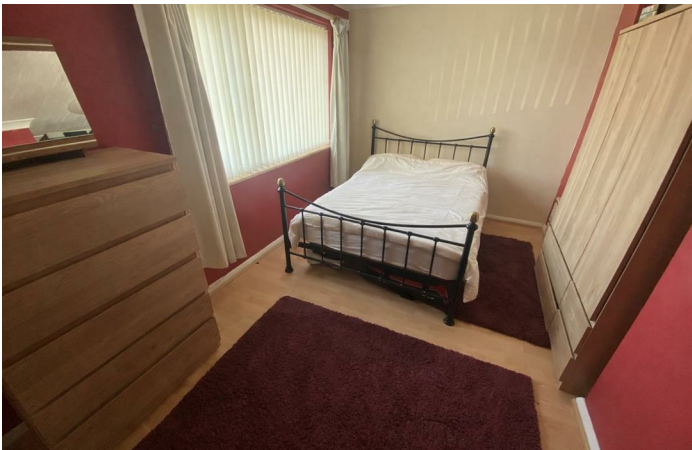
Upon entering, you are welcomed by a reception hallway with stairs to the first floor, spacious lounge/diner with a feature fireplace. The fitted kitchen is well-equipped with wall and floor units, contrasting work surfaces incorporating a sink unit, gas hob and electric oven. Door to outhouse/storage areas and access to rear garden.



The first floor has two generously sized double bedrooms, with the master bedroom benefiting from a good sized storage cupboard. The modern bathroom is fitted with a white suite, comprising a panelled bath with an electric shower over and screen, a wash basin, and a low-level W.C..

Externally, the property features gardens to the front and rear.

Viewing is recommended.



Reception Hallway

Lounge/Diner

19'9 x 11'0 narrowing to 8'9

Kitchen

9'11 x 8'5

First Floor Landing

Bedroom One

14'4 x 10'2

Bedroom Two

10'10 x 9'4

Bathroom/w.c.

6'4 x 5'6

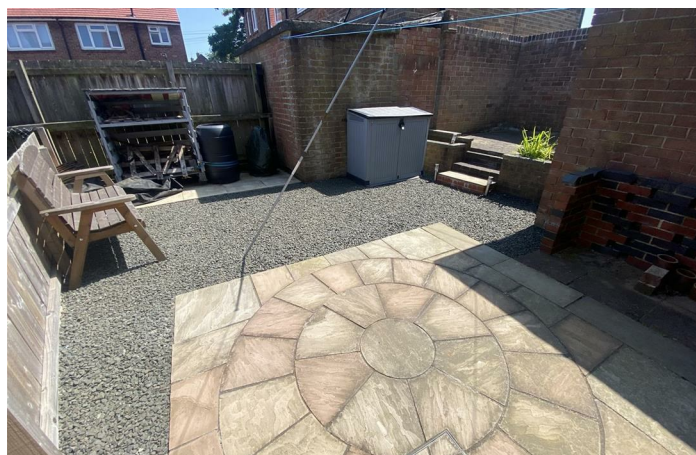
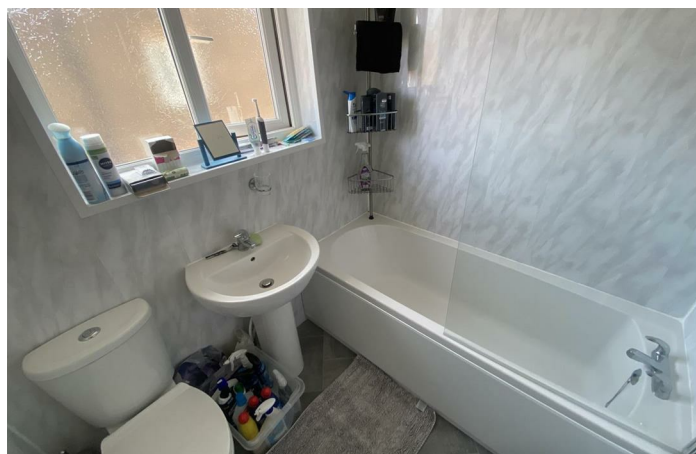
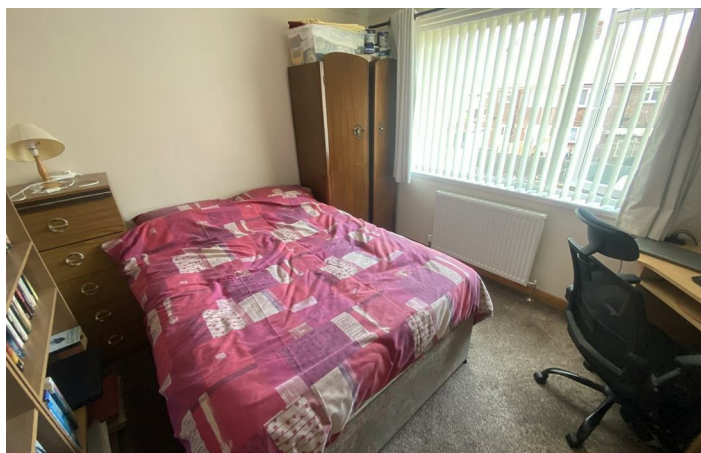
Externally

Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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